

1975

Countywide
Special Census
Statistical
Summary

Pop. Contra Costa Co.
Special Survey 10 11 12

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Prepared by the Contra Costa
County Planning Department

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CONTRA COSTA COUNTY PLANNING DEPARTMENT

SUMMARY OF STATISTICAL RESULTS OF THE 1975 COUNTYWIDE SPECIAL CENSUS

The special April 1975 Census results reveal the new trends and patterns which are developing as the county undergoes a transformation from a rapidly growing suburban fringe area to a more stable and mature community. In addition, by providing an updated view of population, housing, and socio-economic characteristics of county residents, the census will aid local public and private agencies in future decision making.

The Special Census was conducted by the Contra Costa County Planning Department in cooperation with all the cities and the State Department of Finance. During the months of April and May 1975, over 1,000 enumerators went from door to door and personally contacted and interviewed county residents. Information from people who could not be contacted in person was gathered either by telephone or by contacting neighbors. Listed below are the data items gathered for each county household.

Data Items From 1975 Census Enumeration

- Number of Persons
- Number of Persons in Group Quarters
- Age and Sex of Each Person
- Employment Status of Each Person
- Household Income
- Workplace--Head of Household
- Workplace--Second Wage Earner
- Marital Status of Household
- Household Racial/Ethnic Identity
- Education Level--Head of Household
- Length of Time Lived in Unit
- Type of Housing Unit--Single, Multiple, etc.
- External Condition of Housing Unit
- Tenure--Own or Rent
- Number of Bedrooms
- Occupancy Status--Occupied or Vacant
- Vacancy Status--Under Construction, For Sale, etc.

The attached tables summarize some of the above data for all 15 cities, selected unincorporated communities, and the total county.

Highlight of the census:

Population

Contra Costa County's population growth rate has slowed considerably in recent years. The countywide population increase from 1970-1975 was 27,024, growing from 555,805 in 1970 to a 1975 Special Census count of 582,829. This was an increase of only 4.9%, or 1% per year. This represents a significant departure from the county's previous pattern of rapid population growth where the decade of 1960-1970 saw the county grow at over three times that rate.

An examination of the characteristics of the population reveals that it is becoming older, and that families are becoming smaller. The low birth rates of recent years have significantly altered the county's age distribution. Between 1970 and 1975, the median age of the county's population increased significantly, from 28 years to 30 years. The aging of the county's population is reflected in the increase in the percentage of residents of age 65 and over from 7% in 1970 to 8% in 1975. As the proportion of elderly has increased, the percentage of children under the age of 10 has declined sharply, from 19% of the total population in 1970 to 15% in 1975. As would be expected when the proportion of children is declining, average household size also declined, from 3.2 persons in 1970 to 2.9 in 1975.

Growth patterns varied considerably among the cities in the county. Many of the cities in the central area of the county experienced fairly rapid population growth rates, whereas some of west county cities experienced population declines. The county's largest city, Concord, gained 9,509 people as it increased its population to 94,673. Cities with high growth rates included Moraga, Brentwood, Clayton, Antioch, Pittsburg, Walnut Creek, and Pinole. Cities losing population between 1970 and 1975 were Richmond, San Pablo, Hercules, El Cerrito, and Lafayette. Richmond lost 8,917 people, 11.3% of its 1970 population, as its population declined from 79,043 in 1970 to 70,126 in 1975.

Housing

The number of housing units in the county increased at a more rapid rate than did the population between 1970 and 1975 partly due to the demand caused by the sharp decline in family size. In April 1975 there were 213,521 housing units in the county, an increase of 35,899 above the 1970 level. Also related to the decline in family size is the high growth rate of multiple units. Of the 35,899 dwellings added to the county's housing stock since 1970, 63% were multiple units; only 32% were single family homes, the type of dwelling which satisfied so much of the county's housing need during its high growth era.

The census data reveal a number of interesting facts about the county's housing supply. Only 3% of the county's occupied dwelling units were judged by census enumerators to be in unsound condition, either dilapidated or deteriorating. The remaining 97% were found to be in sound condition. The countywide percentage of vacant housing units was 5.5%, a figure indicative of an adequate supply of available housing. Multiple dwelling units, however, showed a rate of nearly 10%, and are much more likely to be vacant than single family homes, which had a 4% rate.

The census reveals that the average length of time county residents have lived in their present dwellings is 7.3 years, and that 70% of county residents are homeowners. This is an increase since 1970 when only 68% owned their home. Surprisingly the 1975 Census also showed that nearly 1 of every 4 homeowners had no mortgage or had paid it off.

Monthly housing payments of county residents were also measured by the 1975 Census. The countywide median monthly housing payment, a measure which includes taxes and insurance in addition to rent or mortgage payments, was \$195. As expected, there was substantial variation among the county's cities; median monthly housing payments ranged from a high of \$343 in Moraga to a low of \$80 in Hercules.

Employment

The 1975 census provides information concerning the location of workplaces of county residents for both heads of households and second wage earners. Heads of households are much more likely than second wage earners to be working outside of the county; 46% of the county's household heads were working outside of the county, in contrast to only 28% of the second wage earners. Of all county heads of household and second wage earners, 13% were working in San Francisco, and 21% were working in Alameda County. 1970 figures for all Contra Costa County workers employed in San Francisco and Alameda County were 10% and 22% respectively. It must be noted that the 1970 and 1975 census data is not directly comparable because 1970 data accounts for all county workers, including tertiary and teenage workers not accounted for by the 1975 census statistics.

Census data reveals an unexpectedly low unemployment rate, perhaps due to a reluctance to admit to being unemployed. The census shows that in April 1975, 5.3% of the county's labor force was unemployed; an additional 10.2% was employed part-time. These census figures indicate that Contra Costa County's unemployment rate is significantly below both State and Bay Area rates.

Income

Countywide median household income in 1974 was \$15,026, 37% higher than the 1969 figure of \$10,992. This increase is not as significant as it might appear because much of it is accounted for by inflation. Nearly 10% of the county's household's had incomes greater than \$30,000, while, at the other end of the economic spectrum, 16% had incomes below \$6,000. Among the cities, median household income in 1974 ranged from lows of \$9,332 in San Pablo and \$9,778 in Brentwood to highs of \$21,756 in Clayton and \$25,935 in Moraga.

Education

In 1975, the median level of education of county household heads was 13.0 years. While not directly comparable to the 1970 census statistics which showed 12.5 years, it does suggest that county residents have steadily been increasing their level of education.

Racial and Ethnic Identity

The 1975 census data concerning racial and ethnic identity is not directly comparable to the 1970 Federal Census data. The 1975 Census measured racial characteristics by household rather than by individual person. Additional analysis and computer runs will be necessary before comparable data can be made available. However, some preliminary statements can be made concerning the county's distribution of minorities. It appears that the Chinese (0.6%),

Japanese (0.7%), Filipino (0.5%), American Indian (0.4%), and Other Nonwhite minorities (1.3%) either maintained their 1970 percentage of the countywide population or slightly increased it.

The 1975 Census data also indicates a slight decrease in the percentage of the population considered to be Black, from 7.5% in 1970 to 6.3% in 1975. This difference may, however, be erased when total population information and allocations for non response are made.

This discrepancy between the 1970 and 1975 census data is greater when examining the Mexican American/Chicano racial or ethnic group. The 1970 Census called this group 'Spanish Surname' population and based their results on a mail-back 15% sample. Persons were categorized into this group if their 'Mother tongue' language was Spanish or if their last name matched a prepared list of 'Spanish' names. Due to this procedure a maximum number of 'Spanish' persons not truly reflective of actual ethnic identity was produced. In this county persons of Portuguese and other related ancestry were then considered Spanish rather than White. Racial identity was done by computer and not by individual identification by each household as was done with the 1975 census.

For these reasons the County's Spanish/Mexican population jumped from 2.7% in 1960 to 9.3% in 1970. Persons of actual Mexican, Cuban, Puerto Rican, Latin, Central and South American origin numbered only 2.9% of the county's population in 1970, a figure directly comparable to 1960 and previous Federal Censuses. It was this particular definition that was used for the 1975 Special Census.

The 1975 Special Census showed this group to have risen from 2.9% in 1970 to 3.3% in 1975, an increase of some 14%, compared to an overall county growth of less than 5%. This does not, however, indicate that the 'Spanish Surname' population which numbered 9.3% in 1970 also rose by that amount. Further analysis of information on households not responding to the Special Census, and data on population and not just households will be necessary.

Further information may be obtained from the Contra Costa County Planning Department, P.O. Box 951, Martinez, CA 94533 (Phone 372-2035).

SELECTED COMPARATIVE STATISTICS:
1970 Federal Census and 1975 Contra Costa County Special Census

Jurisdiction	Median Household Income 1970	Median Household Income 1975	Median Years of School Completed 1970	Median Years of School Completed 1975	Average Household Size 1970	Average Household Size 1975
Antioch	\$10,172	\$13,175	12.2	12.0	3.3	2.9
Brentwood	8,257	9,778	11.5	12.0	3.1	2.9
Clayton	16,314 ¹	21,756	12.9 ¹	14.7	4.0 ¹	3.6
Concord	11,562	15,241	12.6	13.0	3.4	3.0
El Cerrito	11,623	15,056	12.8	14.4	2.8	2.5
Hercules	N.A.	14,333	N.A.	12.0	2.9	2.4
Lafayette	15,162	21,207	14.4	16.0	3.1	2.8
Martinez	10,258	14,126	12.4	12.0	3.0	2.8
Moraga ^U	17,140 ¹	25,935	15.3 ¹	16.0	3.7 ¹	3.2
Pinole	12,565	17,264	12.5	12.0	3.6	3.2
Pittsburg	7,965	11,670	10.9	12.0	3.2	3.0
Pleasant Hill	12,489	16,089	12.7	14.2	3.5	2.8
Richmond	8,778	10,353	12.1	12.0	3.0	2.7
San Pablo	8,134	9,332	11.2	12.0	2.8	2.5
Walnut Creek	12,365	17,133	13.6	14.9	2.8	2.4
Total Incorp.	\$10,803 ¹	\$15,056	12.5 ¹	12.0	3.1	2.9
Alamo	\$17,930	\$24,123	13.5	16.0	3.5	3.3
Bethel Island	7,125	9,833	11.5	12.0	2.6	2.3
Byron	7,896	10,799	11.6	12.0	3.3	2.9
Canyon	N.A.	4,833	N.A.	16.0	N.A.	2.4
Clyde	N.A.	10,500	N.A.	12.0	N.A.	2.9
Crockett	9,343	11,756	12.1	12.0	2.7	2.4
Danville	15,928	22,768	13.4	15.6	3.6	3.3
Diablo	16,905	25,690	13.5	16.0	3.8	3.6
Discovery Bay	--	19,642	--	14.1	--	2.5
E. Richmond Hts.	11,440	14,758	12.5	13.0	3.2	2.8
El Sobrante	11,448	14,742	12.3	12.0	3.3	2.8
Kensington	13,723	19,790	16.2	16.0	2.7	2.6
Knightesen	N.A.	7,500	N.A.	7.8	N.A.	2.2
Montalvin/ Tara Hills	12,085	15,988	12.3	12.0	3.9	3.5
N. Richmond	2,915	3,063	10.1	9.5	3.4	2.6
Oakley	7,831	10,280	9.9	12.0	3.3	3.0
Orinda	19,093	27,078	15.6	16.0	3.4	3.1
Pacheco	11,120	13,548	12.5	12.0	3.0	2.7
Port Costa	9,343	15,863	12.1	12.0	3.2	2.9
Rodeo	8,374	12,281	11.7	12.3	3.2	2.9
Sand Hill	N.A.	10,987	--	12.0	--	3.2
San Ramon	15,944	21,387	13.3	15.0	3.6	3.1
Vine Hill	10,142	12,502	12.2	12.0	3.3	2.9
W. Pittsburg	7,572	8,784	10.8	12.0	3.2	2.8
Total Uninc. Area	\$11,393 ¹	\$17,070	12.5 ¹	14.1	3.4	3.0
Total County	\$10,992	\$15,026	12.5	13.0	3.2	2.9

¹Estimate by Contra Costa County Planning Department.
^UUnincorporated in 1970.

Prepared by Contra Costa County Planning Department
Source: U.S. Bureau of the Census, Contra Costa County Planning Department

POPULATION STATISTICS:
1970 Federal Census and 1975 Contra Costa County Special Census

Jurisdiction	1970	1975	Numeric	Percentage Change
Antioch	28,060	33,215	5,155	18.4
Brentwood	2,649	3,662	1,013	38.2
Clayton	1,385	1,790	405	29.2
Concord	85,164	94,673	9,509	11.2
El Cerrito	25,190	22,950	-2,240	-9.1
Hercules	252	121	-131	-52.1
Lafayette	20,484	19,628	-856	-4.2
Martinez	16,506	18,702	2,196	13.3
Moraga ^U	11,327	14,418	3,091	27.3
Pinole	13,266	15,337	2,071	15.6
Pittsburg	20,651	24,347	3,696	18.1
Pleasant Hill	24,610	25,398	788	3.2
Richmond	79,043	70,126	-8,917	-11.3
San Pablo	21,461	19,392	-2,069	-9.6
Walnut Creek	39,844	46,034	6,190	15.5
Total Incorp.	378,565	409,793	31,228	8.3
Alamo	6,120	8,108	1,988	32.5
Bethel Island	1,398	1,418	20	1.4
Byron	685	450	-235	-34.3
Canyon	N.A.	147	--	--
Clyde	459	451	-8	-1.7
Crockett	3,314	2,981	-333	-10.1
Danville	16,218 ¹	18,885	2,667	16.4
Diablo	794	1,036	242	30.5
Discovery Bay	--	82	--	--
East Richmond Heights	4,106	3,580	-526	-14.7
El Sobrante	10,803	10,383	-420	-3.9
Kensington	5,823	5,294	-529	-9.1
Knightsen	N.A.	149	--	--
Montalvin/Tara Hills	10,953	10,091	-862	-7.9
N. Richmond	3,140	2,194	-946	-30.1
Oakley	2,563	2,982	419	16.3
Orinda	16,970	14,756 16,576	13,255 1,501	-10.2
Pacheco	3,676	3,048	-628	-17.1
Port Costa	384	300	-84	-21.9
Rodeo	5,356	5,333	-23	-0.4
Sand Hill	N.A.	1,958	--	--
San Ramon	4,884 ¹	12,749	7,865	161.0
Vine Hill	7,528	7,002	-526	-6.9
W. Pittsburg	10,870	9,000	-1,870	-17.2
Total Uninc. Area	177,240	173,036	-4,204	-2.4
Total County	555,805	582,829	27,024	4.9

¹Subject to revision upward pending outcome of possible undercount in 1970.

^UUnincorporated in 1970.

NOTE: All unincorporated communities estimated for 1970 by Contra Costa County Planning Department

Prepared by Contra Costa County Planning Department

Source: U.S. Bureau of the Census, Contra Costa County Planning Department

